

Montgomery County Central Permitting

Planning and Zoning Department

444 North Main Street • Troy, North Carolina
27371 Phone • (910) 572-3340 Fax • (910) 576-0043

AN ORDINANCE AMENDMENT AMENDING THE OFFICIAL MONTGOMERY COUNTY ACCESSORY STRUCTURE REQUIREMENTS, BEING PART OF ARTICLE III, SUBSECTIONS 2.6, 3.7, & 4.6, AND VARIOUS ARTICLES OF THE MONTGOMERY COUNTY ORDINANCES, REQUESTED BY MONTGOMERY COUNTY PLANNING BOARD IN TA-01-2023

WHEREAS, the Board of Commissioners of the County of Montgomery, in accordance with North Carolina General Statute 160D-801 and Article IV of the Montgomery County Ordinance, caused a public notice to be given and published once a week for two successive weeks in The Montgomery Herald on March 8, 2023 and March 15, 2023 setting forth that the Board of Commissioners would, on March 21, 2023 at 6:00 p.m. in the Commissioners Chambers of the Montgomery County Administration Building, conduct a public hearing on the adoption of a text amendment to amend the Montgomery County Accessory Structure Ordinances; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-604, the Montgomery County Planning Board convened in regular session on January 23, 2023 at 6:00 p.m. in the Commissioners Chambers of the Montgomery County Administration Building to review this text amendment. The Montgomery County Planning Board does hereby recommend approval of this text amendment; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-804, the Montgomery County Planning Board does hereby find and determine that the adoption of this zoning map amendment is consistent with Montgomery County Future Land Use Plan citing Section 5 – *Future Land Use Map*. Further, the Planning Board cites Residential Development Policies 6.4 and 6.10. The adoption of this amendment is reasonable and in the public interest due to its consistency with the future land use plan and that it may provide less restrictions in the Montgomery County Zoning Ordinance; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-801, the Montgomery County Board of Commissioners convened in regular session on March 21, 2023 at 6:00 p.m. in the Commissioners Chambers of the Montgomery County Administration Building to review this zoning map amendment. The Montgomery County Board of Commissioners does hereby find and determine that the adoption of this text amendment is consistent with Montgomery County Future Land Use Plan citing Section 5 – *Future Land Use Map*. Further, the Board of Commissioners cite Residential Development Policies 6.4 and 6.10. The adoption of this amendment is reasonable and in the public interest due to its consistency with the future land use plan and that it may provide less restrictions in the Montgomery County Zoning Ordinance; and



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NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE COUNTY OF MONTGOMERY, NORTH CAROLINA DOES HEREBY ORDAIN THAT THE MONTGOMERY COUNTY ORDINANCE TO BE AMENDED AS FOLLOWS:

Modify Article III definition of open space to read as follows:

2.6. Location of Accessory Building. Accessory buildings may occupy ten percent (10%) of the gross lot area, must be built a minimum of ten (10) feet from any lot line, ~~and, except for attached garages, must be built to the rear of the principal building.~~

3.7. Location of Accessory Building. Accessory buildings may occupy ten percent (10%) of the gross lot area, must be built a minimum of ten (10) feet from any lot line, ~~and except for attached garages, must be built to the rear of the principal building.~~

4.6. Location of Accessory Building. Accessory buildings may occupy ten percent (10%) of the gross lot area, must be built a minimum of ten (10) feet from any lot line, ~~and except for attached garages, must be built to the rear of the principal building.~~



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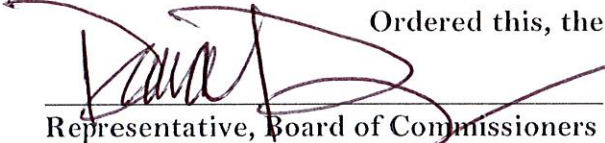
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THIS ACTION IS CONSISTENT WITH THE MONTGOMERY COUNTY LAND USE PLAN AND IS REASONABLE AND IN THE PUBLIC INTEREST AS IT SUPPORTS THE FOLLOWING LAND USE PLAN GOALS AND OBJECTIVES:

- RESIDENTIAL DEVELOPMENT POLICY 6.4
- RESIDENTIAL DEVELOPMENT POLICY 6.10

Ordered this, the 21st day of March, 2023



Representative, Board of Commissioners
Board



Misty H. Coffin, Clerk to the